

CITY OF BONNERS FERRY, IDAHO

TITLE: FEE SCHEDULE FOR BUILDING PERMITS AND ASSOCIATED SERVICES
(the "Schedule").

WHEREAS, Ordinance No. 486 (the "Construction Code Ordinance") of the City of Bonners Ferry (the "City"), provides that the City shall adopt by resolution a Fee Schedule for Building Permits and Associated Services to contain, but not be limited to, fees for permits and associated services required by the Ordinance; and,

WHEREAS, the City believes it would be in the best interest of the citizens to review the Fee Schedule for Building Permits and Associated Services, but not be limited to, fees for permits and associated services required by the Construction Code Ordinance annually; and

NOW, THEREFORE, the following documents, attached and made a part hereof by this reference, are hereby adopted as fees by the City Council:

1. Section 107, "Fees," and Table 1-A out of the Uniform Building Code, 1997 Edition (Attachment #1), in conjunction with Building Valuation Data (Attachment #2), established April 2001, of the Building Standards, published by the International Conference of Building Officials, shall be used in determining building permit fees. The Building Valuation Data shall be used in determining total valuation of the project for the application of the building permit fees.
2. The fee for a plan review on all building permits shall be sixty-five (65%) percent of the building permit fee and shall be charged in addition to the building permit fee.
3. In determining total valuation of a project for the application of a building permit, the valuation for decks shall be \$6.00 per square foot.
4. The fee to approve the placement of a mobile, modular and/or manufactured home shall be \$125.00.
5. The fee to approve the placement of a commercial coach shall be \$125.00.
6. The valuation of a project for the determination permit fees for a change of use and/or occupancy, remodel or signs shall be based upon the contractor's valuation of the project. The Building Official shall have final authority to modify the contractor's valuation to reflect the actual valuation of the proposed project.
7. Demolition permit fees shall be fifty dollars (\$50.00) per one thousand (1000) square feet or fraction thereof, up to a maximum of five hundred dollars (\$500.00).

The fees identified above shall become effective as of January 18, 2005.

SECTION 107 - FEES

107.1 General. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

107.2 Permit Fees. The fee for each permit shall be as set forth in Table I-A.

The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

107.3 Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table I-A.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table I-A.

107.4 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to re-new action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

107.5 Investigation Fees: Work without a Permit.

107.5.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

107.5.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table I-A. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

107.6 Fee Refunds. The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

BUILDING VALUATION DATA

At the request of numerous building officials, *Building Standards™* offers the following building valuation data representing **average costs** for most buildings. Because residential buildings are the most common for many cities, two general classes are considered for these, one for "average" construction and the other for "good." Adjustments should be made for special architectural or structural features and the location of the project. Higher or lower unit costs may often result.

The unit costs are intended to comply with the definition of "valuation" in Section 223 of the 1997 *Uniform Building Code™* and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures, which were established in **April 2001**.

Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average
1. APARTMENT HOUSES:		7. DWELLINGS:		13. JAILS:		20. RESTAURANTS:	
Type I or II F.R.*.....	\$87.00	Type V—Masonry.....	\$74.20	Type I or II F.R.	\$156.00	Type III—1-Hour	\$95.50
(Good) \$107.10		(Good) \$95.00		Type III—1-Hour	142.70	Type III—N	92.30
Type V—Masonry		Type V—Wood Frame..	66.00	Type V—1-Hour	107.00	Type V—1-Hour	87.50
(or Type III).....	71.00	(Good) \$90.60				Type V—N	84.00
(Good) \$87.00		Basements—		14. LIBRARIES:		21. SCHOOLS:	
Type V—Wood Frame..	62.60	Semi-Finished	19.70	Type I or II F.R.	114.10	Type I or II F.R.	109.00
(Good) \$80.40		(Good) \$22.80		Type II—1-Hour	83.50	Type II—1-Hour	74.40
Type I—Basement Garage	36.70	(Unfinished).....	14.30	Type II—N	79.40	Type III—1-Hour	79.60
2. AUDITORIUMS:		(Good) \$17.40		Type III—1-Hour	88.20	Type III—N	76.60
Type I or II F.R.	102.80	8. FIRE STATIONS:		Type III—N	83.80	Type V—1-Hour	74.60
Type II—1-Hour	74.40	Type I or II F.R.	112.20	Type V—N	82.90	Type V—N	71.20
Type II—N	70.40	Type II—1-Hour	73.80	15. MEDICAL OFFICES:		22. SERVICE STATIONS:	
Type III—1-Hour	78.20	Type II—N	69.60	Type I or II F.R.*.....	117.20	Type II—N	65.90
Type III—N	74.20	Type III—1-Hour	80.80	Type II—1-Hour	90.40	Type III—1-Hour	68.70
Type V—1-Hour	74.80	Type III—N	77.40	Type II—N	85.90	Type V—1-Hour	58.50
Type V—N	69.80	Type V—1-Hour	75.80	Type III—1-Hour	95.20	Canopies	27.50
3. BANKS:		Type V—N	71.90	Type III—N	91.30	23. STORES:	
Type I or II F.R.*.....	145.20	9. HOMES FOR THE ELDERLY:		Type V—1-Hour	88.40	Type I or II F.R.*.....	80.80
Type II—1-Hour	107.00	Type I or II F.R.	101.70	Type V—N	85.30	Type II—1-Hour	49.40
Type II—N	103.50	Type II—1-Hour	82.60	16. OFFICES**:		Type II—N	48.30
Type III—1-Hour	118.10	Type II—N	79.00	Type I or II F.R.*.....	104.70	Type III—1-Hour	60.10
Type III—N	113.80	Type III—1-Hour	86.00	Type II—1-Hour	70.10	Type III—N	56.40
Type V—1-Hour	107.00	Type III—N	82.50	Type II—N	66.80	Type V—1-Hour	50.60
Type V—N	102.50	Type V—1-Hour	83.10	Type III—1-Hour	75.70	Type V—N	46.80
4. BOWLING ALLEYS:		Type V—N	80.20	Type III—N	72.40	24. THEATERS:	
Type II—1-Hour	50.00	10. HOSPITALS:		Type V—1-Hour	70.90	Type I or II F.R.	107.70
Type II—N	46.70	Type I or II F.R.*.....	160.00	Type V—N	66.80	Type III—1-Hour	78.40
Type III—1-Hour	54.40	Type III—1-Hour	132.50	17. PRIVATE GARAGES:		Type III—N	74.70
Type III—N	50.90	Type V—1-Hour	126.40	Wood Frame.....	23.80	Type V—1-Hour	73.80
Type V—1-Hour	36.70	11. HOTELS AND MOTELS:		Masonry.....	26.90	Type V—N	69.80
5. CHURCHES:		Type I or II F.R.*.....	99.00	Open Carports	16.30	25. WAREHOUSES***:	
Type I or II F.R.	97.30	Type III—1-Hour	85.80	18. PUBLIC BUILDINGS:		Type I or II F.R.	48.40
Type II—1-Hour	73.00	Type III—N	81.80	Type I or II F.R.*.....	121.00	Type II or V—1-Hour ...	28.70
Type II—N	69.40	Type V—1-Hour	74.70	Type II—1-Hour	98.00	Type II or V—N	27.00
Type III—1-Hour	79.40	Type V—N	73.20	Type II—N	93.70	Type III—1-Hour	32.60
Type III—N	75.90	12. INDUSTRIAL PLANTS:		Type III—1-Hour	101.80	Type III—N	31.00
Type V—1-Hour	74.20	Type I or II F.R.	55.80	Type III—N	98.20	EQUIPMENT	
Type V—N	69.80	Type II—1-Hour	38.80	Type V—1-Hour	93.10	AIR CONDITIONING:	
6. CONVALESCENT HOSPITALS:		Type II—N	35.70	Type V—N	89.80	Commercial.....	4.10
Type I or II F.R.*.....	136.50	Type III—1-Hour	42.80	19. PUBLIC GARAGES:		Residential.....	3.40
Type II—1-Hour	94.70	Type III—N	40.30	Type I or II F.R.*.....	48.00	SPRINKLER SYSTEMS..	
Type III—1-Hour	97.10	Tilt-up.....	29.40	Type I or II Open Parking*	36.00		2.60
Type V—1-Hour	91.50	Type V—1-Hour	40.30	Type II—N	27.50		
		Type V—N	36.90	Type III—1-Hour	36.30		
				Type III—N	32.30		
				Type V—1-Hour	33.00		

*Add 0.5 percent to total cost for each story over three. **Deduct 20 percent for shell-only buildings. ***Deduct 11 percent for mini-warehouses.

REGIONAL MODIFIERS

The following modifiers are recommended for use in conjunction with the building valuation data. Additionally, certain local conditions may require further modifications. To use these modifiers, merely multiply the listed cost per square foot by the appropriate regional modifier. For example, to adjust the cost of a Type III One-hour hotel building of average construction for the Iowa area, select Regional Modifier 0.80 and unit cost from valuation data, \$85.80:

$$0.80 \times 85.80 = \$68.64 \text{ (adjusted cost per square foot)}$$

Eastern U.S.	Modifier	Eastern U.S. (cont.)	Modifier	Central U.S. (cont.)	Modifier	Western U.S.	Modifier
Connecticut.....	0.95	Pennsylvania.....		Kansas.....	0.74	Alaska.....	1.30
Delaware.....	0.84	Philadelphia.....	0.96	Kentucky.....	0.77	Arizona.....	0.82
District of Columbia.....	0.87	Other.....	0.83	Louisiana.....	0.78	California.....	
Florida.....	0.74	Rhode Island.....	0.94	Michigan.....	0.84	Los Angeles.....	1.00
Georgia.....	0.68	South Carolina.....	0.70	Minnesota.....	0.86	San Francisco Bay Area ..	1.13
Maine.....	0.81	Vermont.....	0.80	Mississippi.....	0.71	Other.....	0.94
Maryland.....	0.79	Virginia.....	0.73	Missouri.....	0.78	Colorado.....	0.81
Massachusetts.....	0.94	West Virginia.....	0.82	Nebraska.....	0.75	Hawaii.....	1.14
New Hampshire.....	0.82			North Dakota.....	0.80	Idaho.....	0.80
New Jersey.....	0.91	Central U.S.		Ohio.....	0.80	Montana.....	0.79
New York.....		Alabama.....	0.72	Oklahoma.....	0.71	Nevada.....	0.89
New York City.....	1.16	Arkansas.....	0.70	South Dakota.....	0.78	New Mexico.....	0.76
Other.....	0.87	Illinois.....	0.87	Tennessee.....	0.72	Oregon.....	0.83
North Carolina.....	0.70	Indiana.....	0.82	Texas.....	0.74	Utah.....	0.75
		Iowa.....	0.80	Wisconsin.....	0.85	Washington.....	0.88
						Wyoming.....	0.80